

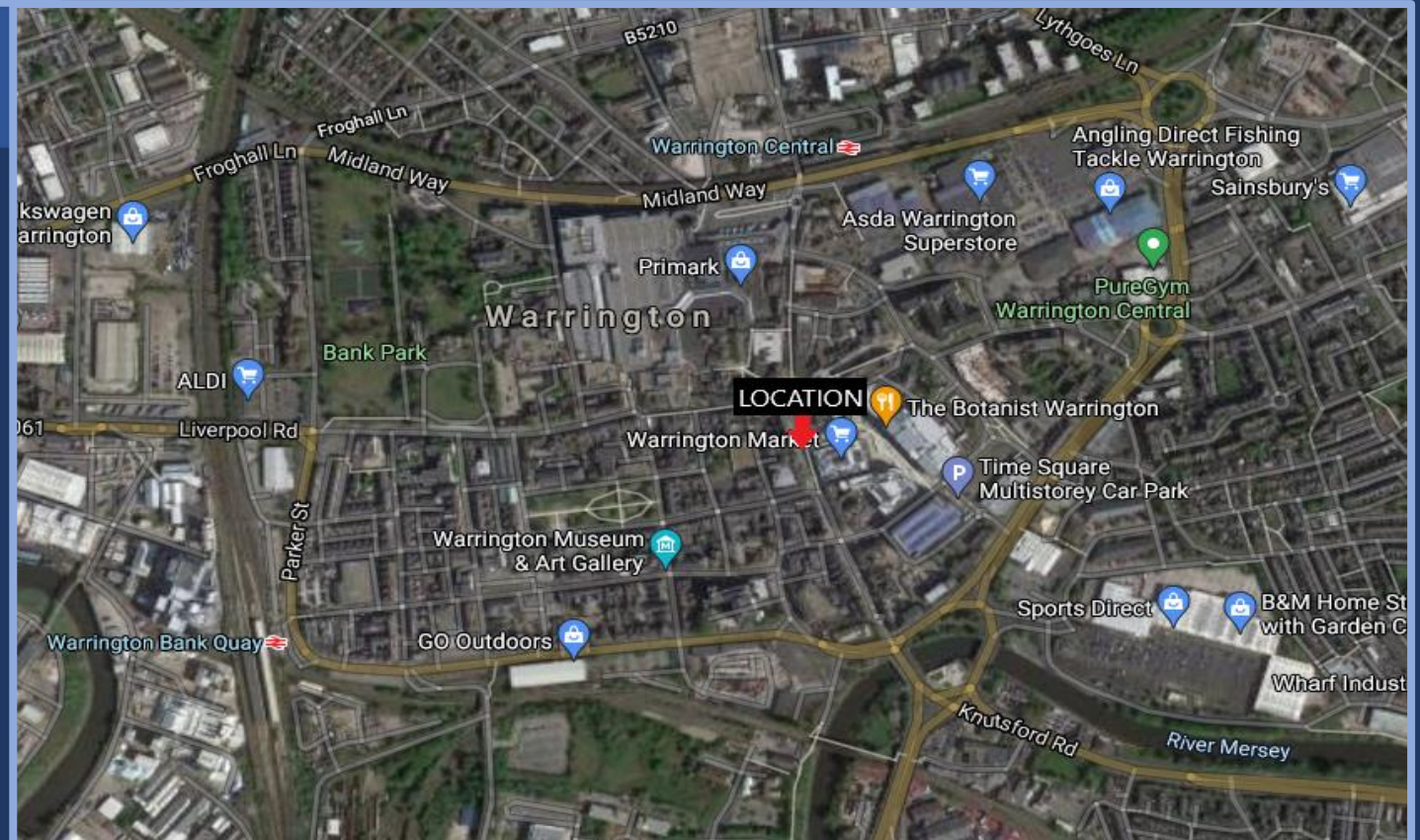
Upper Floors, 22-24 Bridge Street, Warrington, WA1 2QW

TO LET



LOCATION

The property is located on Bridge St within Warrington Town Centre in close proximity to the Golden Square shopping centre, Market Gate and the new market development. Nearby retailers include McDonalds, HSBC, Barclays Bank and William Hill.



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DESCRIPTION

- First, Second and Third Floor available!
- Prime location in the heart of Warrington Town Centre
- High Street frontage
- Close to amenities
- Suitable for multiple uses subject to the relevant planning
- 0.2 miles from Warrington Bus Station
- 0.3 miles from Warrington Central Train Station
- A short walk from the Golden Square shopping precinct

LEGAL COSTS

- Each party to pay their own legal costs

PRICE

- £42,000 per annum plus VAT (equating to £3.48 plus vat per sq.ft)


ACCOMMODATION

- First Floor: 4,779 sq.ft
- Second Floor: 4,446 sq.ft
- Third Floor: 2,842 sq.ft

TERMS OF LEASE


- Lease length negotiable

ENQUIRIES

 Suite 1, Oak Tree Barn, Hatton Lane, Hatton, WA4 4BX

 Jordan@readproperty.info

 www.readproperties.co.uk

 01925 213987